



CRESTVIEW
SYLVAN LAKE

Architectural Design Guidelines

Updated

November 20, 2014

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Introduction

These Design Guidelines will ensure that this project, once completed, will reflect the style and integrity of The Developer and its participating builders in the project, and as such, the homeowners will be the ultimate beneficiaries.

All homes will be constructed in compliance with all municipal, provincial and federal codes and regulations as currently published. Note: Compliance with these Design Guidelines DOES NOT supersede the required approvals of the Town of Sylvan Lake.

The builders and purchasers agree that the Developer will, in its sole and unfettered discretion, interpret, implement and enforce these Design Guidelines. The builders and purchasers agree to be bound by these Design Guidelines. The builders and purchasers acknowledge and agree that the Developer may need to vary these Guidelines at its discretion on a site-specific basis.

In order to maintain a consistent level of quality for the subdivision, the Developer has hired an Architectural Coordinator to review each plan created by the builders. The Architectural Coordinator compares the builders' plans to the Architectural Guidelines and applies them consistently. This ensures the overall streetscape embodies the design principles intended. The process requires the Architectural Coordinator to exercise professional judgment in reviewing individual housing plans.

1.0 Objective

The objective of these Design Guidelines is to achieve the highest standard possible of visual appeal and streetscape for the residents in a cost-effective manner. It must also offer enough variety of lifestyle choices to build and sustain a vibrant neighbourhood.

These guidelines are for the ultimate protection of the new homeowner, intended to protect homeowners from other houses being built to lesser standards that may detract from the value of the neighbourhood. These Design Guidelines are a mechanism which will contribute towards a high level of quality of design and integrate this project with the surrounding community.

Each house plan will be reviewed in terms of its adherence to the Design Guidelines as set out in this document. Without being rigid, the Developer may require certain modifications to the house plans and/or specifications to reflect the spirit and intent of the Design Guidelines or to take advantage of unique lot features or characteristics.

Builders may submit alternative details to those outlined in these Design Guidelines, providing they conform to the overall objectives of the project and maintain the overall quality of the streetscape and appearance. The acceptance of such alternatives will be at the sole discretion of the Developer.

2.0 Architectural Concept

Homes in Crestview will reflect a "Craftsman Home" theme. Such homes are characterized by attention to wood detailing, with low-pitched side gable roofs accentuated by wide overhangs and exposed roof-rafter ends. Single large or smaller multiple dormers on the upper level allow the side gabled roof to remain the dominant feature of the home. Windows are vertically rectangular, double-hung with divided panes or geometric patterns of small pane glazing on the upper sashes.

Full width, partial and entry porches are common on the front elevation with the main roof extending to cover the porch. Partial or full-width porches often have a front gabled roof matching the pitch and detailing of the main gables, and are typically supported by heavy tapered square columns although a variety of column configurations are used. The columns and plinths are usually massive in appearance, emphasized by the tapering of porch walls and column piers. The columns, balustrades and brackets are typically painted wood with stone or wood shingled bases.

To assist builders in meeting the architectural standards, several examples of Craftsman homes are included in Appendix "A" to these guidelines. Each one of these homes has a different approach to the Craftsman style and some of the elements will be required on each home which is approved for building.

3.0 Design Guidelines

3.1 General

Home designs, siting and grading of homes and the overall architectural appearance of the community will reflect the melding of traditional design with the practicality of current trends, to meet the needs of today's homeowners for personal comfort, safety, and efficiency with the end result being a harmonious, attractive and desirable neighbourhood.

3.2 Building Pocket Width

Building pocket is defined as the maximum building area allowed on a lot as defined under the zoning bylaws of the Town of Sylvan Lake. Home widths shall relate proportionately to the lot width and neighbouring houses. The home width on all lots shall be 80% of the building pocket width.

3.3 Siting

Each home shall be designed to take maximum advantage of the natural characteristics of the lot - grading, sun angles, views, relationship to the street, open space and neighbours. Siting and house layout should minimize overview and overshadowing of neighbours.

3.4 Windows

The placement of windows and doors on building elevations should create proportionate, balanced, and rhythmic compositions. Craftsman windows are typically taller than wide and grouped in multiple units. All front elevations visible from public view are encouraged to use window grids or muntin bars (real or simulated) to divide windows into individual-appearing windowpanes,

Windows (on highly visible elevations) should be generally centered on the building mass, aligned both horizontally and vertically (except where functional or structural composition of the structure warrants otherwise). All window openings with wood-clad walls should be trimmed with decorative molding a minimum of 4 inches wide.

3.5 Porches

All houses are required to have a covered front porch which shall have a minimum depth of 6 feet. The following is a list of requirements for porches:

- All front porches are required to have a solid skirt. Vinyl or treated wood will not be accepted. Smart board panel with 4 inch trim to hide panel edges is the recommended skirting material;
- Wood exterior stairs are required to have closed risers. All vertical surfaces of wood are required to be stained or painted;
- Acceptable railing is wrought iron, aluminum pickets, glass panel or cedar. Treated wood railing will not be permitted.

3.6 Cantilevers

Because cantilevers are not a feature of Craftsman design, no cantilevers are permitted at the front of the house. Box beams or corbels added to indicate a strong structure at the base would be considered.

3.7 Front Drive Garages

Front drive attached garages are required on all lots where zoning allows and must be double car width as a minimum. Triple car front drive garages may be considered, if the width of the lot will accommodate it. If the setback is greater than 10 feet, design elements will need to be incorporated into the garage wall, such as returning masonry around the garage back to entrance, adding window etc.

To minimize the garage door impact on the front, street-facing elevation, the front of the garage is recommended not extend more than 10 feet from the face of the porch.

Garages over 22 feet wide may require two doors at minimum; staggered or jogged garage face is encouraged.

Maximum garage door height is 8 feet.

It is important to maintain a close relationship between the bottom of the garage eave line and the top of the garage door, i.e. a maximum of 18 inches (450mm) above the garage door or suitable alternative treatment.

3.8 Front Drive Garage Doors

Garage door specifications are to be a minimum Clopay Gallery Collection and Carriagecraft CC-10/CC-16 (from Red Deer Overhead Door) or approved equivalent from another supplier.

3.9 Driveways

The desirable driveway slope is 8% or less. All driveways are to be broom finished concrete as a minimum; patterned coloured concrete or exposed aggregate concrete are acceptable alternatives. A deep tool joint approximately 1.0m from the edge of the walk, curb or gutter is also a requirement for maintenance purposes.

All sidewalks leading to the main entrances are to match the driveway material.

3.10 Massing

Minimum Roof Slope of the homes will be 6:12, and 5:12 may be allowed on garage roof and 2 storey houses if considered desirable by the Architectural Coordinator. Roof pitches will be adjusted to maintain and control the flow of the streetscape, especially on corner lots or special treatment areas. Transition between different house styles should be made smoothly. This means that whenever possible a bi-level or split level should be used as a transition from a 2 storey to a bungalow. Otherwise, varying setbacks and changing roof pitches (e.g. 6:12 for bungalows) will be used to moderate the transitions. Corner lots should be complemented with a low profile on the flank side.

Exterior features, including the roof design, may be modified by the Architectural Coordinator to vary the street appeal of the project as site-specific conditions may dictate. All elements of the house design are to be consistent with the particular style of home.

3.11 Rear Elevations of Homes Backing onto Green Space

All rear elevations that back onto Open Space will require some additional detailing on the rear elevations. This treatment will be required as these lots are in very prominent locations with high visibility from a number of different locations. The rear elevations must be visually enhanced with the use of additional detailing, such as box outs and/or bay windows, chimney chases, belly boards, shadow battens, decking (where appropriate) and trim around windows (to be a minimum of battens around the windows and shadow boards under the soffit line). The following is a list of additional requirements:

- Full continuous three storey elevations must be avoided on walkout lot;
- Rear gable treatment is to match front gables;
- Decks on green spaces are to be built at the time of house construction and have a minimum 12 inches support posts with top and bottom capitals. Decks must be shown on submitted drawings and plot plans;
- Rear decks that are between 1.5 feet and 4 feet from top of joist to top of grade must be skirted with a smooth surface. Smart board panel with 4 inch trim to hide panel edges is the recommended skirting material (lot dependant – based on type of Developer fencing);
- Columns and skirting are to be painted to match the rest of the exterior;
- Acceptable railing is wrought iron, aluminum pickets, glass panel or cedar. Treated wood railing will not be permitted.

3.12 Corner Lots

Special attention must be paid to side elevations and side yard setbacks on all corner lots. The side elevations should have the same level of architectural treatment, i.e. box outs, detailed battens, stone/brick as the front elevation, as it is even more visible than the front elevation from the street. Principal roof planes must slope toward both street frontages. Detail and architectural style must be similar to the front and be carried down the side and the rear of the house. Side elevations on all corner lots must be approved by the Architectural Coordinator.

3.13 Repetition of Designs

House designs with similar elevations must not be repeated more than every 3rd house (“ABCABC”) on the same side of the street. The Developer may alter these criteria at its sole discretion, upon application by a builder on a site-specific basis.

While similar house floor plans may occur along a section of street, differences such as changes in direction of roof slopes, size and location of windows and doors etc. will be required.

3.14 Setbacks

The minimum setbacks for yard spaces are to comply with the Town of Sylvan Lake Land Use By-Law. Where possible, minimizing the front yard setbacks and maximizing the rear yard space is encouraged.

4.0 Exterior Finishes & Specialties

Homes will reflect a “Craftsman Home” theme. Such homes are characterized by attention to wood detailing, with low-pitched side gable roofs accentuated by wide overhangs and exposed roof-rafter ends. Single large or smaller multiple dormers on the upper level allow the side gabled roof to remain the dominant feature of the home. Windows are vertically rectangular, double-hung with divided panes or geometric patterns of small pane glazing on the upper sashes. Doors are usually centered between porch columns or centered below front gables on entry or partial porches.

Full width, partial and entry porches are common on the front elevation with the main roof extending to cover the porch. Partial or full-width porches often have a front gabled roof matching the pitch and detailing of the main gables, and are typically supported by heavy tapered square columns although a variety of column configurations are used. The columns and plinths are usually massive in appearance, emphasized by the tapering of porch walls and column piers. The columns, balustrades and brackets are typically painted wood with stone or wood shingled bases.

A variety of wall materials – wood siding (Hardi Plank), vinyl, smooth or sprayed stucco, bevelled siding, or brick - are used on each elevation and are separated horizontally with wide trim boards. Traditional colours are deep earth tones, accentuated by white windows and trim.

The use of various combined exterior wall treatments is encouraged. Materials that should be considered as strong architectural features are brick, stone, stone tile, ornamental precast concrete or slate. Brick or stone is mandatory on all homes and shall require a minimum return of 24” around corners.

As all elevations facing the streets and open spaces are of most importance, the use of certain extra detailing is strongly encouraged. Detailing such as wider trim boards, front porches with columns and spindles, as well as attention to window and door treatments is encouraged. The following is required for Column design:

- Column base: a minimum of 12” x12” at narrowest point and to be painted wood with appropriate trim. If column base is clad in stone a min. width of 24” X 24” is required.
- Alternative rock base sizes may be approved on a case by case basis and at the discretion of the Architectural Coordinator.
- Columns: a minimum of 10”x10” at the lower end and may taper to be a minimum of 6” x 6” at narrowest point.
- Top and bottom capitols: to extend over the column base 1” on all sides. If stone is the base material it is required to carry unbroken to grade.

The following four combinations of column and base are encouraged to be used:

- Straight base with straight column
- Straight base with tapered column
- Tapered base with straight column
- Tapered base with tapered column

In the interests of avoiding the “cloned” look prevalent in many subdivisions, some leeway will be granted, at the sole discretion of the Developer, for certain homes that would benefit from more dramatic elevations or finishes.

All exterior colour schemes must be approved. Exact colours (cladding and masonry) cannot be repeated within 3 lots (“ABCABC”) on the same side of the street, wherever possible. However, homes can be side by side with the same trim colour but must have different cladding colour.

4.1 Soffit and Fascia

Soffits and fascia are encouraged to be prefinished aluminium. All downspouts and eavestrouthing shall be aluminum. Minimum roof overhangs of 18 inches with minimum 6 inch fascia. Fascia boards on open gables facing the street are encouraged to be 8 inches wide and clad in wood or smart board.

4.2 Roofs

Roof slopes will be a minimum of 6/12. Eaves are at first storey level where feasible. Gables are encouraged and they should have some decorative Craftsman elements such as shakes, shadow boards, batten boards, etc.

Roof must be a minimum of architectural type asphalt shingles as follows:

BP HARMONY

Twilight Light Grey
Autumn Brown
Stone Wood
Beach Wood
Shadow Black
Weathered Rock

IKO CAMBRIDGE

Dual Black
Driftwood
Weather Wood
Castle Grey

4.3 Exterior Materials

Strong colours tempered by the natural tones of materials are preferred, and dark earth tones strongly encouraged. Consideration must also be given to enhancing the architectural details found on the home. Allowable exterior cladding materials include:

- vinyl siding in horizontal application, with profiles as follows:
 - Traditional lap board style Triple 3 inch bevels or Double 4.5 inch bevels
- wood siding (Hardi Plank) in horizontal application
- brick
- stone tile
- stucco or sand float finish: the use of vertical and horizontal expansion joints or reveals are required.

Note: Vertical siding as a trim feature is acceptable

4.4 Color Scheme

The approval of any colour scheme will be at the sole discretion of the Architectural Coordinator, having regard to the adjacent homes and general ambience of the neighbourhood.

4.5 Battens & Trim

All battens and window trim to be a minimum of 4 inches wide. Painted smart board or wood are encouraged, aluminum is permitted as a minimum. Stone or stone tile sills and headers are encouraged as an alternate material. Unique craftsman trim details are strongly encouraged.

4.6 Exterior Lighting

Outdoor lighting on individual lots is encouraged to be limited to a small area within the building envelope, of low intensity, non-glare fixtures. Soffit lighting above garage doors and covered entries are encouraged.

4.7 Parging

Height of parging on all elevations shall be a maximum 24 inches above grade. Walkout homes are required to carefully ensure the parging steps with the walkout transition grades.

4.8 Chimneys

Where practicable, all furnace and roof vents shall be located on a rear slope of the roof or wherever it is least visible to the street, and shall be boxed in and clad with material to match the house exterior material or roof colour. Masonry clad chimneys are strongly encouraged. Direct vent fireplaces must not vent to the front.

5.0 Other Important Guidelines

5.1 Lot Grading and Retaining Walls

Due to the topography of the site, special precautions related to ground and surface runoff must be adhered to, both during and after construction.

Lot grading is to follow the natural slope of the land form and to be consistent with the Engineered Subdivision Building Grade Plan. Individual lot grading and drainage must be handled within an individual lot's property lines, must not drain onto any adjacent lots and must conform to the existing drainage design in accordance with the Building Grade Plan.

For those lots with side slopes, the height of the parging is required to step with the grade transition. Where retaining walls are necessary and extend past the front line of the house, Allen block or equal must be used. Otherwise, retaining walls can use wood construction.

A concrete wing wall off the foundation may be required on walkout/transitional lots. Maximum height of retaining wall is 1.0m. Should engineering dictate a wall higher than 1.0m, efforts must be taken to reduce the mass and visual impact of the wall. All retaining walls and their foundation must be within the lot property lines and not on the common property line.

The builder who varies from the design grades or whose design creates a need for a retaining wall shall be solely responsible for the construction of any retaining walls. If both builders are at variance with the design grades, then both builders shall be responsible on a pro-rated basis, based on their variance from the design grade.

5.2 Excavation Material

Builders must ensure that all excavation material is kept within the confines of their lots. Any spillage onto a road, sidewalk or neighbouring lot shall be removed immediately. If not removed immediately, the Developer will move the offending material and invoice the builder responsible.

5.3 Grading Adjacent to Municipal Reserve and/or Environmental Reserve

Special attention and care must be taken when grading adjacent to the open space areas. Sediment-laden surface runoff can drain into the open areas. This requirement will be stringently monitored and strictly enforced. Any remedial action required will be carried out by the Developer or its consultants at their sole discretion and any costs incurred will be to the account of the builder.

5.4 Fences

The Developer provides fencing in certain parts of the subdivision. Because a uniform design and material type, together with a consistent colour, will provide a more homogeneous look and feel to the project, and provide a more timeless appearance, Builders and their homeowners are required to use the same fencing specifications as the fencing provided by the Developer.

If the Developer fencing installed on the rear or side property lines of a lot is wood then wood fence is required. If it is ornamental (black mesh) or white vinyl privacy fence, then either wood fence or matching ornamental fence or white vinyl privacy fence can be installed.

5.5 Landscaping

Builders are required to topsoil the front and rear yards. The Developer will provide the Homeowner with a landscape package to provide front yard sod, plus at least 1 tree and 4 shrubs.

Design and material of side yard fencing between lots is required to be white vinyl privacy fence, similar to the white vinyl fencing installed by the Developer. Wood painted white privacy fence will also be permitted. Homeowners may choose to match the upgraded Jerith Patriot Ornamental Wire Fence (black mesh) fencing.

5.6 Water Conservation

To save water and protect the environment, Builders are required to use low flush toilets. Aerated shower heads and hot water looping (to provide instant hot water) are encouraged.

5.7 Appearance During Construction

Each builder is required to keep their lots and building sites clean and orderly during construction. No debris or materials are to be stored on adjacent lots.

There will be no burning of garbage. Garbage bins are mandatory and will be supplied by each builder and used for the disposal of garbage.

If compliance of this condition is not met, and the Developer believes a clean up is necessary, then the builder will be back-charged for the costs of same incurred by the Developer.

5.8 Signage

The Developer will provide directional signage to the subdivision.

All temporary and permanent signage must be approved by the Developer. The design standard for the project must be followed on all signs in and leading to the project.

5.9 Sedimentation/Erosion Control

The Builder is responsible to adhere to the Erosion and Sedimentation Controls Plan as prepared by the Engineer and for their trades and contractors tracking mud onto the roadway.

5.10 Builder's Responsibilities

The granting of an architectural design approval by the Architectural Coordinator does not release the Builder/purchaser from the obligation to comply with all municipal bylaws, building codes, statues and regulations that are applicable to the development and are imposed by law. The Developer and Architectural Coordinator will not be responsible for any disputes arising from these guidelines.

If at the time of construction on site, errors or discrepancies are noticed from information received at the time of approval, or from engineering drawings, or from existing site grading, or existing homes, the Builder is to contact the Architectural Coordinator so that the discrepancy may be reviewed and adjustments made to accommodate the existing site construction.

The cost of repair due to builder damage to any underground utilities, roads, trees, drainage or other items will be charged back to the Builder.

5.11 Disclaimer

No approval by the Architectural Coordinator or its other consultants shall constitute compliance with any engineering requirements or any legal requirements of the Town of Sylvan Lake or any other government agency or body, all of which are the sole responsibility of the Builder. The Developer and/or the Architectural Coordinator are not responsible for ensuring that the Builder's house plans comply with copyright laws etc.

The house plan approval process is provided as a service by the Developer. While care is taken to provide precise data, the Developer and its Architectural Coordinator and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof. It remains the responsibility of the Builder to ensure that the construction of any buildings on the lot conform with Provincial and/or Municipal laws, regulations, by-laws or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility right-of-way, easements and restrictive covenants.

The Builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of sulphate resistant concrete, additional foundation reinforcement design or any other precautions in foundations where necessary. THE DEVELOPER AND ITS ARCHITECTURAL COORDINATOR AND OTHER CONSULTANTS ASSUME NO RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH ANY OF THE FOREGOING.

5.12 Severability

If any provision hereof is made void or rendered invalid or unenforceable by any law from time to time in force in the Province of Alberta, or if any provision hereof is determined by any court of competent jurisdiction to not be a covenant running with the land, the same shall not invalidate or render in any way unenforceable any of the remaining provisions of these Development Guidelines.

6.0 Procedures

6.1 Approval Process

- The Builder must submit for Architectural Control Approval an electronic PDF format copy of the following information to the ARCHITECTURAL COORDINATOR at www.homeworksweb.com
 - Drawings of the home (all Elevations (one per page), Floor Plans, Basement Plan and Cross-Sections dimensioned to a scale of 1/8" = 1'-0");
 - Drawing of all four elevations formatted to 11" x 17" or less, suitable for reproduction and printing;
 - Plot Plan indicating all dimensions and grades to a scale of 1:200, and in compliance with the Building Envelope, if applicable;
 - A completed Application Form, indicating colours for all portions of the exterior of the home, materials and other information as relevant or requested by the Developer.
- The Architectural Coordinator reviews:
 - Elevations for compliance with the Design Guidelines;
 - Grades for compliance to the Building Grade Plan and adjacent lots;
 - Colour scheme for repetition and appearance.
- The Architectural Coordinator provides the Architectural Control Approval. The Architectural Coordinator releases the approval and Grade Slip once the builder has complied with the Design Guidelines and the Performance Deposit is paid.
- Builder submits plans, plot plan and grade slip to the Town of Sylvan Lake for building permit.
- Any substantial revisions to the Plans after approval that affect the exterior elevation, plot plan or exterior colours are to be resubmitted to the Architectural Coordinator for approval and subject to \$100.00 Change Fee.
- The Developer or Architectural Coordinator may carry out on-site inspections from time to time to ensure compliance by the builder to the Architectural Control approval. Any infractions will be noted and the builder will be requested to rectify the situation.
- Upon completion of the construction including the grading and loaming of the lot, the builder shall notify the Developer in writing (using the As Built Lot Inspection Form) and including 2 photographs of the front and rear elevations of the home. The Developer will then do a final lot inspection, checking for compliance with Design Guidelines, lot grading and for any damage to the adjacent improvements. If additional inspections are required after the initial final inspection the builder is subject to a fee of \$200.00 per inspection to be payable to the Architectural Coordinator.
- The Architectural Coordinator provides either approval or requirements to obtain approval. Non-compliance or damage will result in the Developer invoicing the Builder for the infraction.

6.2 Compliance/Performance Deposits

To encourage and ensure compliance with the Design Guidelines, a performance deposit in an amount set by the Developer is required prior to the release of the architectural approval and Grade Slip. NO construction can start prior to the release of the architectural approval, Grade Slip and the Building Permit and receipt of the compliance deposit.

The builder should note that due to the topography of the site, footing checks will be carried out in this project by the builder and the builder's surveyor. It is the builder's responsibility to contact their own legal surveyor prior to the pouring of the footing, but after the installation of the footing form work to get a footing check.

6.3 Compliance/Performance Deposit Refund

Upon receipt of the Final Inspection Report, the Developer will refund the Compliance Deposit less any outstanding for damage caused by the builder or its sub-contractors or agents to the following:

- Curb Stop
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevards, Landscaped Areas and Trees
- Rear gutters and walkways
- Light standards
- Fire Hydrants
- Grading and Drainage Swales
- Fencing
- Telus, Cable TV and Telephone Structures
- Retaining Walls
- Sedimentation/Erosion
- Garbage, fill material, debris left on other lots or areas of the subdivision

7.0 Schedule of Responsibilities

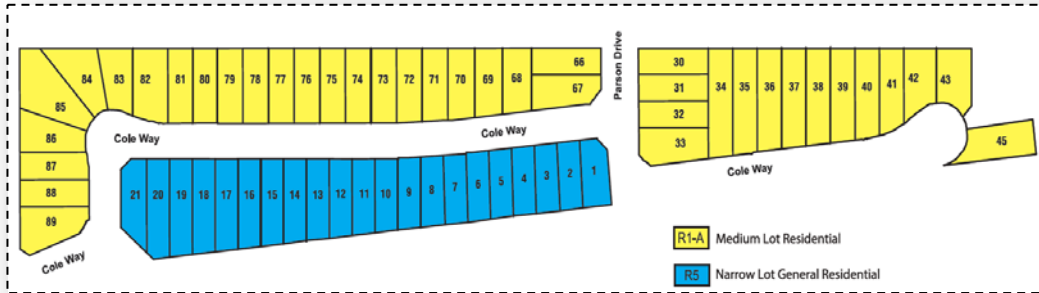
<u>Function/Contact Person</u>	<u>Company/Address</u>	<u>Telephone/Fax</u>
Developer	Lamont Land Inc. 200, 5716 – 1 Street SE Calgary, Alberta T2H 1H8 Contact: Scott Lamont	587-390-8817 (direct line) 403-252-7685 (f) email: scott@lamontland.com
Engineering Consultant	Urban Systems Ltd. 200, 10345 – 105 Street NW Edmonton, Alberta T5J 1E8 Contact: Geoff Harcombe	780-430-4041 (o) email: gharcombe@urbansystems.ca
Architectural Coordinator & Grade Slips	HomeWorks Architectural Design 167 Mt Assiniboine Circle SE Calgary, Alberta T2Z 2N6 Contact: Leanne Graham	403-236-5119 (o) email: lgraham@homeworksweb.com

Appendix “A”
Examples of Craftsman Home Styles



Appendix "B" – Lot Plans

Phase 1



Phase 2

